

**Heber City Corporation
City Council Meeting
February 6, 2014**

5:35

WORK MEETING

The Council of Heber City, Wasatch County, Utah, met in **Work Meeting** on February 6, 2014, in the City Council Chambers at 75 North Main Street, Heber City, Utah.

Present:

Mayor
Council Members

Alan W. McDonald
Robert Patterson
Jeffery Bradshaw
Erik Rowland (arrived 6:40)
Heidi Franco
Kelleen Potter

Also Present:

City Manager
City Recorder
City Engineer
Planning Director
Chief of Police
City Attorney

Mark K. Anderson
Michelle Kellogg
Bart Mumford
Anthony Kohler
David Booth
Mark Smedley

Others Present: Doug Wagstaff, Julie Wagstaff, Tom Bonner, Paul Boyer, Wayne McDonald, Jim Church, Lonnie Woodard, Earl Polenz, Dale Stewart, Terry Small, Terry Shoemaker, Paul Berg, Mark Nelson, Terry Loboschefskey, Don Ames, Van Hemeyer, Amanda Buchmuller, Nick Buchmuller, Francis Harrison, Thomas Meacham, Nancy Lockerman, Bob Werra, Barry Hancock, Alan Robertson, Greg Grani, Richard Conto, Susan Stewart, Kari McFee, Erik Lappe, Mike Duggin, Mark Haroldsen, Tracy Taylor, Tim Glenn, Dave Hansen, Karl Paulsen, George Painter, Paul Schneider, Beth Schneider, Lynn Vaughn, Ron Blue, Merry Duggin, Jeff Maling, Minon Boyer, Gary Clark, Paul Royall, Anissa Wardell, Barb Hutchison, Liz Lewis, Carolyn McDonald, Dave Kennamer, Emery Blanchard, L. Richardson, Mike Bardole, Mary Bardole, Fiora Dal Canto, Sheryl Nelson, Dave Nelson, Nadim AbuHaidar, Mauro Dal Canto, Danny Goode, John Gladowski, Kent Hiatt, Dennis Jensen, Maddie Kirby, Jon Olch, Mike Stewart and others whose names were illegible.

Mayor McDonald opened the meeting and welcomed those in attendance.

Paul Berg, Wasatch County School District, Review of Proposed Redevelopment for the Old High School: Paul Berg explained it was proposed that the old high school would be torn down and the property would be subdivided into lots, ranging from a half acre to an acre in size. He wanted to present the concept plan to the Council to get feedback from them. Council Member Patterson asked if 100 East could run straight. Berg indicated if the road dipped to the west as planned, both sides of the road could be utilized. No other comments from the Council were given.

Mark Nelson, Heber Valley Historic Railroad Authority (HVHRA), Review of 2013

Operations and 2014 Business Plan: Nelson gave a business overview and financial status of the HVHRA. He indicated this was an independent agency. It operated on 16 miles of track between Heber and Vivian Park in Provo. The net income for 2013 was \$250,000 before depreciation. HVHRA reduced its debt by 42% and increased its customer satisfaction. Another passenger car had also been restored and put back on the track. He reviewed the railroad's goals for 2014. One goal was he asked the State Legislature for \$250,000 to repair the steam locomotives and get them back into service.

Nelson indicated some challenges to the railroad were cash flow, the marketing budget, and maintenance costs. Council Member Franco asked if the steam locomotives would replace the diesel locomotives. Nelson stated the engines would rotate and sometimes both would be used simultaneously. He also indicated that in a meeting with State senators, the preliminary feeling was that the railroad would get the funds from the State.

Council Member Franco asked if Nelson could expound on the trail that would run alongside the train tracks. Nelson stated the trails group had planned this trail and the railroad supported their efforts. Mayor McDonald stated Nelson had many ideas for events that would draw people to the train. Nelson thanked the Council for their time.

Additional Items for Discussion: Mark Anderson indicated that he, along with Mayor McDonald and Chief Booth, went to CIB and received approval for full funding for the proposed public safety building. Another item was that the National Guard Band requested to play at the Main Street Park on July 13th. It was noted they would provide their own insurance. The Council was amenable to that event.

Anderson also stated Mumford had Construction Manager General Contractor (CMGC) proposals, and a date needed to be set to choose a general contractor for the public safety building. It was decided to meet on February 20th, at 5:00 p.m., or earlier if there were a significant amount of applicants, to short list which contractors should be interviewed. It was also determined to interview the final list of applicants on February 27th, at 4:00 p.m.

Paul Boyer, Discuss Hangar Lease Rates and Charges Study: Barry Hancock stated he and the other hangar owners wanted to talk about the situation they were in at the moment. He presented a PowerPoint presentation on his concern with the leases that were expiring and reverting back to the City.

Paul Boyer spoke about the flaws in Jviation's airport study. He was concerned that two of the ten comparable airports, Haley, Idaho, and Grand Junction, Colorado, either had no data or inaccurate data. Boyer distributed a binder of materials to back up his presentation.

Hancock concluded that the City should treat all its hangar owners fairly. He felt Jviation's report was flawed and he hoped that the study done in 2007 by Airport Business Solutions would be considered, since in his opinion it was a superior study. He proposed that new leases should be considered, and the Grand Junction Airport policies should be considered as well. He thought Council Member Rowland's suggestion of establishing a working group made up of the Airport Advisory Board and hangar owners should also be implemented.

Council Member Franco thanked the hangar owners for coming and for the excellent presentation that would help the Council in considering this issue.

Mel McQuarrie, Discuss Airport Advisory Board Membership: Mel McQuarrie stated he wanted to share his feelings about the Airport Advisory Board. He was glad to be a member of this board, and felt it was an opportunity to give some of his expertise back to the community. The Airport Advisory Board was working on a standard lease policy to present to the Council, so there wouldn't be six different policies at the airport.

With regard to the makeup of the board, he felt the members should be passionate about the airport. The airport was growing and it needed to be nourished and managed right. It should fund itself, so as not to be a burden on the City. He hoped whoever was appointed to the board would listen to the hangar owners before making decisions, and that the communications at the board meetings could be delivered back to the Council.

Council Member Patterson asked if Paul Boyer had made his presentation to the Airport Advisory Board. McQuarrie indicated this presentation had not been given to the board, but the board members were concerned with the same things as the hangar owners. He stated it was probably premature to give this presentation to the Council before going to the Airport Advisory Board.

Council Member Potter asked if McQuarrie and the other board members felt the Council wasn't taking the Board's recommendations seriously. McQuarrie stated he felt the communication from the Board to the Council was insufficient.

Council Member Franco asked how long the board had been deliberating the Aviation study. McQuarrie stated it was discussed at two meetings. Part of the study was tabled to discuss in the future. Anderson noted an open house was also held to discuss the study with the hangar owners. Council Member Franco asked what the timeline was before a recommendation would be made to the Council. McQuarrie was unsure. She asked if McQuarrie owned property in the City, to which he responded that he was a developer and owned properties in the City and the county.

Council Member Rowland arrived at 6:40 p.m.

Kent Hiatt, City Council Fiduciary Responsibility: Kent Hiatt stated he served as Heber City Mayor from 1974 to 1978, and he was very proud of his service in the community. He was concerned about things that had gone on over the past couple of years. He was disappointed in the actions of several elected officials over the years with regard to Heber Light and Power Company and the Sewer District. Hiatt reviewed that the Heber Light and Power Board refused to give the employees a raise, but gave themselves a bonus of \$20,000 each. He explained what fiduciary responsibility meant for a public official. He stated those board members did not have deeds or stock in the company so they didn't have a right to take that money. Even worse than the way the money was distributed, it showed that they didn't care if they had the money to pay for the bonus. The bonuses totaled \$90,000, but the company only made \$40,000 that year.

Hiatt challenged the Council members assigned to the Heber Light and Power Board to find out if it was profitable to run the generators. He then reviewed some financial reports. He summed up that the Council members would never make enough money to do their job right.

At this time the Council moved into the Regular City Council Meeting. Upon adjournment from the Regular Meeting, the Council considered the following item:

Mike Bardole, Review Proposed 1200 South Access Agreement: Mike Bardole distributed a packet to the Council members. He reviewed the enclosures and noted the big rocks in the future road. He read a note on the plat map that read the easement would revert back to a walking path when a future road was constructed. He requested gravel and snow plow services during the winter on the undeveloped portion of 1200 South.

Council Member Rowland asked what prevented Bardole from installing a driveway on his property from 1200 South. Bardole stated he had livestock and also wanted to expand his kennel business. He didn't have money to put in a driveway. Mayor McDonald asked if the City could use excess road base to put on Bardole's property. Bardole didn't understand why the City was so averse to letting him use 1200 South. Anderson stated it was estimated that it would cost \$5,000 in materials alone to do as Bardole requested. The City could use the excess tailings from the airport rehabilitation, but that probably would not happen until April, 2015. Bardole requested to have access to 1200 South by June, 2014. Council Member Franco suggested that Bardole deed a strip of land to the City in exchange for the City helping with the right-of-way. Council Member Rowland asked if the county owed the City in-kind services in exchange for impact fees. Anderson explained the in-kind services the City had received to this point from the county. Council Member Franco asked if the CUP could help with this effort. Anderson stated he asked McKrola and McKrola stated he would have to take that issue to the board. Mayor McDonald advised Bardole that the Council would think about this issue and get back to him.

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder